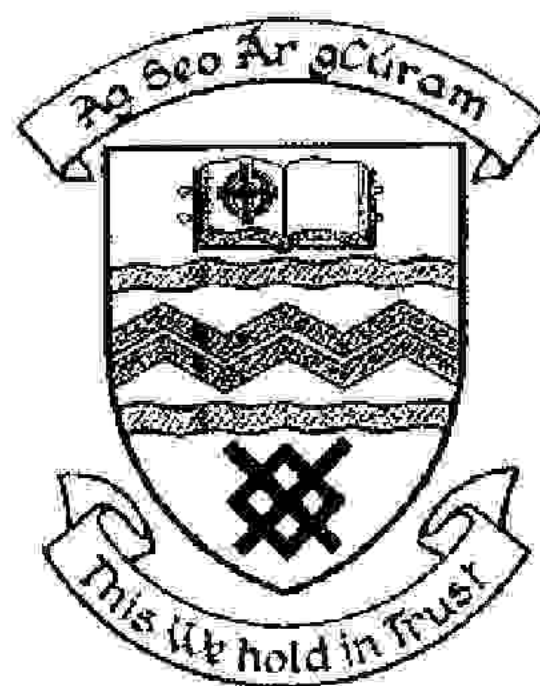


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0403	
1. Location	1 De Selby Lawns, Blessington Road, Tallaght, Dublin 24.		
2. Development	Detached two storey 4 bedroomed dwelling to side		
3. Date of Application	28/06/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Architect & Planning Service Address: 10 The Close, Temple Manor,		
5. Applicant	Name: Liam Healy Address: 1 De Selby Lawns, Blessington Road, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0132 Date 17/01/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0495 Date 01/03/2002	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal
14. Registrar Date Receipt No.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Architect & Planning Service
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NOTIFICATION OF GRANT OF Permission

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000**

Final Grant Order Number 0495	Date of Final Grant 01/03/2002
Decision Order Number 0132	Date of Decision 17/01/2002
Register Reference S01A/0403	Date 28/06/01

Applicant Liam Healy

Development Detached two storey 4 bedroomed dwelling to side

Location 1 De Selby Lawns, Blessington Road, Tallaght, Dublin 24.

Floor Area 100.00 Sq Metres

Time extension(s) up to and including 18/01/2002

Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (15) Conditions.

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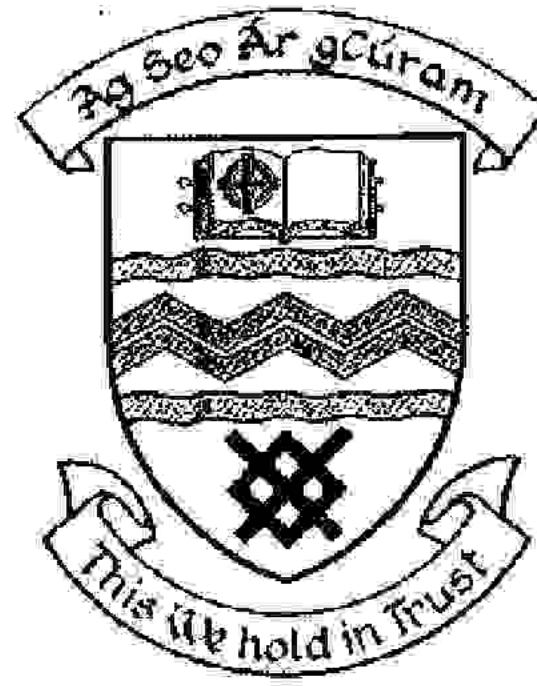
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 09/10/01, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In particular
 - (i) The property shall have its own individual service connection to the public watermain and 24 hour storage.
 - (ii) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.
 - (iii) The applicant shall ensure the full and complete separation of foul and surface water systems.
 - (iv) As a 100mm diameter watermain is within 5m (approx. 3m) of the majority of the proposed house prior to the commencement of development the applicant shall submit a detailed method statement for the construction of the house including full details of how it is proposed to protect the watermain from damage. These shall include constructing the foundations beneath the invert level of the watermain.
 - (v) As a 225mm diameter surface water sewer is within 5m (approx. 3m) of the majority of the proposed house prior to the commencement of development the applicant shall submit a detailed method statement for the construction of the house including full details of how it is proposed to protect the foul sewer from damage. These shall include constructing the foundations beneath the invert level of the

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A/0404

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- (vi) sewer (sewer is approx. 2.2m deep).
The applicant shall indemnify South Dublin County Council against any damage to this watermain and sewer during construction of the house, in writing to the Council's written agreement prior to commencement of development.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- 5 Details of landscaping and boundary treatment shall be submitted to and approved by the Planning Authority prior to the commencement of development.

REASON:

In the interest of amenity.

- 6 Prior to the first occupation of the dwelling, the front and rear garden areas shall be levelled, graded and seeded and provided with sufficient top soil to allow grass and other vegetation to grow.

REASON:

In the interest of the proper planning and development of the area.

- 7 Whilst providing a driveway and parking spaces, the applicant shall retain at least one third of the existing front garden area as a green surfaced/landscaped area.

REASON:

In the interest of visual amenity and the protection of residential amenity in the area.

- 8 The footpath and kerb shall be dished to the requirements of the Area Engineer, Roads Maintenance Department, at the applicants own expense.

REASON:

In the interest of Residential Amenity.

- 9 An acceptable house number shall be submitted to and approved by the County Council.

REASON:

In the interest of the proper planning and development of the area.

- 10 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

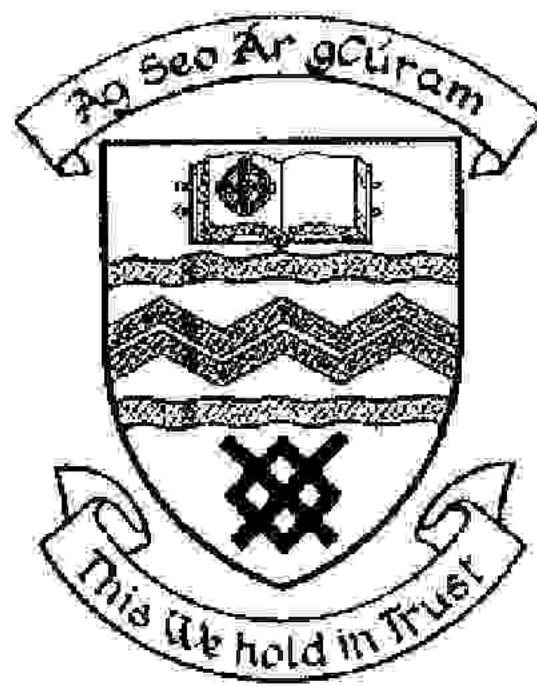
REASON:

In the interest of amenity.

SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A/0403

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- 11 That a financial contribution in the sum of EUR 952 (nine hundred and fifty two euro) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 12 That a financial contribution in the sum of EUR 2,666 (two thousand six hundred and sixty six euro) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 13 That a financial contribution in the sum of EUR 1,270 (one thousand two hundred and seventy euro) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 14 That a financial contribution in the sum of EUR 857 (eight hundred and fifty seven euro) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

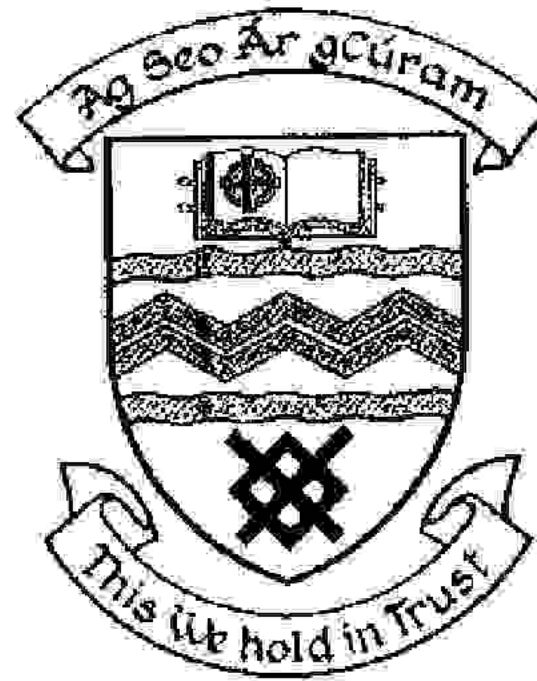
REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A/0403

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- 15 That a financial contribution in the sum of EUR 1,451 (one thousand four hundred and fifty one euro) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works which serves this development.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

.....01/03/02
for SENIOR ADMINISTRATIVE OFFICER

C

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0111	Date of Decision 19/12/2001
Register Reference S01A/0403	Date 28/06/01

Applicant Liam Healy
App. Type Permission
Development Detached two storey 4 bedroomed dwelling to side

Location 1 De Selby Lawns, Blessington Road, Tallaght, Dublin 24.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 18/01/2002

Yours faithfully

 15/01/02
for SENIOR ADMINISTRATIVE OFFICER

Architect & Planning Service
10 The Close,
Temple Manor,
Celbridge,
Co. Kildare.

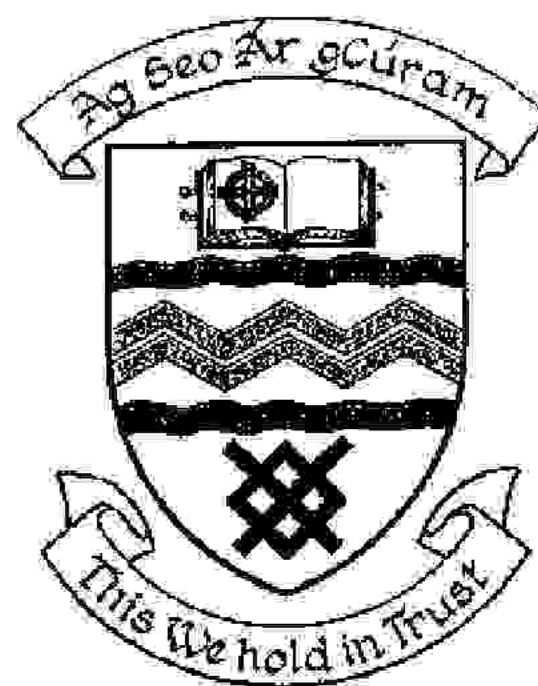
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0403	
1. Location	1 De Selby Lawns, Blessington Road, Tallaght, Dublin 24.		
2. Development	Detached two storey 4 bedroomed dwelling to side		
3. Date of Application	28/06/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Architect & Planning Service Address: 10 The Close, Temple Manor,		
5. Applicant	Name: Liam Healy Address: 1 De Selby Lawns, Blessington Road, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 2757 Date 24/08/2001	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal
14. Registrar Date Receipt No.	

C

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2757	Date of Decision 24/08/2001
Register Reference S01A/0403	Date: 28/06/01

Applicant Liam Healy
Development Detached two storey 4 bedroomed dwelling to side
Location 1 De Selby Lawns, Blessington Road, Tallaght, Dublin 24.
App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 28/06/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The proposed development as designed is unacceptable to the Council's Environmental Services Department due to its proximity to the public surface water sewer and watermain (approximately 2 metres). No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge. In addition the development is unacceptable to the Roads Department as a minimum set back of 2 metres between the gable end of the house and the lack of the footpath is not available. The applicant is requested to submit drawings to the Planning Authority clearly showing how he intends to deal with these issues.

Signed on behalf of South Dublin County Council


for Senior Administrative Officer

24/08/01

Architect & Planning Service
10 The Close,
Temple Manor,
Celbridge,
Co. Kildare.